

# Know all Men by these Presents

That CHARLES A. CROWELL and HELEN E. CROWELL, both of RR #3, Westville, Nova Scotia, Canada,

in consideration of One Dollar (\$1.00) and other valuable consideration

paid by CURTIS A. SEARS and JEANNE L. SEARS, both of Waterville, County of Kennebec and State of Maine,

the receipt whereof

we

22308

do

hereby acknowledge, do

hereby give, grant,

bargain, sell and convey unto the said CURTIS A. SEARS and JEANNE L. SEARS,

**TRANSFER**

**TAX**

**PAID**

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

A certain lot or parcel of land located in Waterville, Kennebec County, State of Maine, bounded and described as follows, to wit:

Beginning at a point on the Northerly line of land of John L. Thomas, Jr., and the Southerly line of land of Herbert W. Hart at a point 368.29 feet as measured on a line bearing S 59° 31' E from the Southeasterly corner of land of David and Christine C. Hamlin; thence running S 59° 31' E approximately 808 feet to the Kennebec River; thence Northerly by the Kennebec River to a point where a line bearing S 59° 31' E parallel to the North line of said Thomas and located 134.5 feet Northerly as measured at right angles would intersect the river; thence N 59° 31' W and along the line of a woven wire fence about 794 feet to the Northwest corner of the lot herein, said point being located 242.73 feet on a line bearing N 36° 22' E as measured at right angles of the North line of Lot No. 3 at a point 26.71 feet Westerly from the Northeast corner of said Lot No. 3 at a point as shown on a Plan of Proposed Sub-Division owned by John L. Thomas Jr., dated June 1973, and recorded in the Kennebec Registry of Deeds in Plan Book 44, Page 63 and 63A; thence S 36° 22' W 135.14 feet to the point of beginning.

Also a certain lot or parcel of land situate in the City of Waterville, and bounded and described as follows, viz:

Beginning at a point in the land of John L. Thomas, Jr., at an iron rod set at the Northeast corner of a certain lot marked No. 3 as shown on a Plan of Proposed Sub-Division owned by John L. Thomas Jr., dated June 1973, and recorded in the Kennebec Registry of Deeds in Plan Book 44, Page 63 and 63A; thence Northeasterly at right angles to the North line of said lot 50.11 feet to an iron rod set in the land of the Grantors herein; thence at right angles and running S 59° 31' E by land of the Grantors herein 265.33 feet to an iron rod set in the ground; thence at right angles to the last mentioned line and running Northerly 60 feet to an iron rod set in the ground in the North line of land of the Grantors herein; thence N 59° 31' W along the Northerly line of the Grantor herein 285.8 feet to a point thence S 36° 22' W about 25 feet to an iron rod located 83.2 feet as measured at right angles to the North line of Lot No. 3 and 57.08 feet from an iron rod set on the line of a cul-de-sac known as "Thomas Drive" thence Southwesterly 57.08 feet to an iron rod set on the radius of said cul-de-sac which set rod is located 50 feet from the center of said curve and 48° 24' by a central angle measured left from the center point through the projection of the North line of "Thomas Drive"; thence along the curved line of 50 foot radius 42.24 feet to an iron rod at the intersection of the North line of Lot No. 3 and the beforementioned cul-de-sac; thence S 53° 38' E 43.7 feet to an iron rod set at the point or place of beginning. The above described lot or parcel of land to be shown on a plan of survey by Harvey J. Mitchell L. S. #120.

Meaning and intending to hereby convey the same premises conveyed to the Within Grantors by Warranty Deed of Stuart Debenham and Mary Louise Debenham, dated 8/5/81 and recorded in the Kennebec County Registry of Deeds in Book 2409, Page 12.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said CURTIS A. SEARS and JEANNE L. SEARS,

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And we do COVENANT with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all incumbrances,

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that we and our heirs shall and will

Warrant and Defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said CHARLES A. CROWELL and HELEN E. CROWELL

joining in this deed as Grantors, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 30th day of September in the year of our Lord one thousand nine hundred and eighty-six.

Signed, Sealed and Delivered  
in presence of

*[Signatures of witnesses]*

*[Signature of Charles A. Crowell]*  
CHARLES A. CROWELL  
*[Signature of Helen E. Crowell]*  
HELEN E. CROWELL By *[Signature of Charles A. Crowell]*  
His Attorney in fact.

State of Maine,

KENNEBEC

SS.

Sept. 30, 1986

Personally appeared the above named

CHARLES A. CROWELL and HELEN E. CROWELL

the foregoing instrument to be their free act and deed.

and acknowledged

Before me,

RECEIVED KENNEBEC SS.

1986 OCT -1 AM 9:00

RECORDED FROM ORIGINAL

*[Signature of Cassy R. Hirschfeld]*  
Cassy R. Hirschfeld  
Notary Public

SEAL